



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3005252
Applicant Name: Brittani Ard for DC Granger, Inc
Address of Proposal: 3657 Greenwood Ave N

SUMMARY OF PROPOSED ACTION

Land Use Application for demolition of a seven-unit apartment building and construction of a duplex and a triplex.

The following approval is required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

RELATED PROJECTS: Demolition: #6102369
Construction: #6087685, 6098769
Unit Lot subdivision: #3006208

BACKGROUND INFORMATION

Site and Vicinity Description

The site is located on the southwest corner of N 39th St and Greenwood Ave N in the Fremont neighborhood. It is zoned residential Lowrise 2 (L2). Abutting the site and immediately across adjacent streets, all properties are also zoned L2. Further to the north, properties are zoned Single Family with a minimum lot size of 5000 sq.ft. (SF 5000). Further to the south along the north side of N 36th St, properties are zoned Commercial 1 with a 40' base height limit (C1-40).

Greenwood Ave N is a nonarterial at the site, and N 39th Street is a minor arterial. Both rights of way are fully improved, with paving, curbs and sidewalks.

Proposal

The applicant proposes to demolish an existing seven-unit apartment building and to construct a duplex and triplex with parking located within the structures. This review also covers a future unit lot subdivision.

Public Comments

DPD received no comments during the official comment period which ended July 12, 2006.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated June 13, 2006. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC [25.05.665](#)) states, in part, “*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*” subject to some limitations. Mitigation that may be required pursuant to SEPA is therefore limited. This report discusses below the likely adverse impacts and how they may be appropriately mitigated.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to increased dust and other suspended air particulates during demolition and construction; 2) increased noise and vibration from demolition and construction operations and equipment; 3) increased traffic and parking demand from demolition and construction personnel; 4) temporary soil erosion; 5) conflict with normal pedestrian movement adjacent to the demolition area; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (SMC [25.05.794](#)). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) SMC [Title 15](#) (Street Use: watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way), 2) SMC [Title 22](#) (Building Code: demolition and construction measures in general); and 3) SMC chapter [22.802](#) (Stormwater, Drainage and Erosion Control: temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve

sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Air Quality

The Puget Sound Clean Air Agency ([PSCAA](#)), the Washington State Department of Labor and Industries ([L&I](#)), and Environmental Protection Agency ([EPA](#)) regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition and that asbestos has been removed from the site. A condition shall be added requiring the applicant to submit to DPD a copy of the PSCAA Notice of Intent to Demolish prior to issuance of the DPD demolition permit. This condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts, SMC [25.05.675 A, B & F](#) (see Condition #1).

Noise

There will be demolition of a structure and construction of new structures. Due to the proximity of other residential uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC [25.05.665](#)) and the SEPA Construction Impacts Policy (SMC [25.05.675 B](#)), additional mitigation is warranted.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and 2) possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Erosion Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW [43.21C](#)), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW [43.21C.030 2c](#).

- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW [43.21C.030 2c](#).

CONDITIONS - SEPA

Prior to the Issuance of any Demolition Permit:

1. The owner(s) and/or responsible party(ies) shall provide documentation to the DPD Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

During Demolition and Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

2. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing and painting) shall be limited to non-holiday weekdays from 7 a.m. to 6 p.m. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9 a.m. and 6 p.m. once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized by the Land Use Planner when necessitated by unforeseen construction, safety, or street-use related situations. Requests for extended construction hours or weekend days must be submitted to the Land Use Planner at least three (3) days in advance of the requested dates in order to allow DPD to evaluate the request.

Signature: (signature on file) Date: April 5, 2007
Scott Ringgold, Land Use Planner
Department of Planning and Development